



PLANNING COMMISSION SUMMARY OF ACTIONS

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October 22, 2003

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Hall, Harsel, Kelso, Koch, Murphy, Wilson

ABSENT: Commissioners DuBois, Moon, Smyth

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Koch MOVED THAT THE PUBLIC HEARING ON RZ 2003-SU-024, MHI RUGBY ROAD, L.L.C., BE DEFERRED TO NOVEMBER 19, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioners DuBois, Moon, and Smyth absent from the meeting.

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PCA 78-S-063-3 - WESTFIELDS CORPORATE CENTER

(Decision Only - Public Hearing was held on September 24, 2003)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 78-S-063-3, SUBJECT TO THE PROFFERS DATED AUGUST 28, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioners DuBois, Moon, and Smyth absent from the meeting.

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FSA-M96-23-2 - AT&T WIRELESS SERVICES, 6188 Wilson Boulevard

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FSA-M96-23-2.

Commissioner Byers seconded the motion which carried unanimously with Commissioners DuBois, Moon, and Smyth absent from the meeting.

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2232A-Y00-3-3 - AT&T WIRELESS SERVICES, I-66 and Rt. 28

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATION PROPOSED BY AT&T WIRELESS SERVICES FOR THE TELECOMMUNICATIONS FACILITY LOCATED ON VDOT PROPERTY AT THE INTERCHANGE OF I-66 AND ROUTE 28 IN CENTREVILLE IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVALS GRANTED BY THE PLANNING COMMISSION UNDER 2232-Y00-3-3 ON APRIL 26, 2002 AND 2232A-Y00-3-2 ON MAY 2, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioners DuBois, Moon, and Smyth absent from the meeting.

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FS-S03-31 – FAIRFAX COUNTY FIRE AND RESCUE DEPARTMENT, 4600 West Ox Road

Commissioner Murphy MOVED THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S03-31.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioner DuBois, Moon, and Smyth absent from the meeting.

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FSA-L96-2-2 - AT&T WIRELESS SERVICES, 6550 Loisdale Road

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE DETERMINATION ON FSA- L96-2-2 IS A "FEATURE SHOWN" AMENDMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners DuBois, Moon, and Smyth absent from the meeting.

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SEA 01-S-046 - SANG OH & COMPANY, INC., (DBA VIRGINIA GOLF CENTER AND ACADEMY)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SEA 01-S-046, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners DuBois, Moon, and Smyth absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT THE REAFFIRMATION OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND A WAIVER OF THE BARRIER REQUIREMENTS ON ALL PROPERTY BOUNDARIES IN FAVOR OF THAT SHOWN ON THE SE PLAT AND AS CONDITIONED.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners DuBois, Moon, and Smyth absent from the meeting.

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PCA 87-C-060-10/FDPA 87-C-060-9-2 - FAIRFAX COUNTY SCHOOL BOARD

Commissioner de la Fe MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 87-C-060-10, SUBJECT TO PROFFERS DATED OCTOBER 10, 2003.

Commissioners Alcorn and Hall seconded the motion which carried unanimously with Commissioners DuBois, Moon, and Smyth absent from the meeting.

Commissioner de la Fe MOVED THE PLANNING COMMISSION APPROVE FDPA 87-C-060-9-2, SUBJECT TO DEVELOPMENT CONDITIONS DATED OCTOBER 22, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners DuBois, Moon, and Smyth absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES AS DEPICTED IN THE CDPA/FDPA.

Commissioner Hall seconded the motion which carried unanimously with Commissioners DuBois, Moon, and Smyth absent from the meeting.

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RZ 2003-SP-021/FDP 2003-SP-021 - CLARK L. MASSIE

Commissioner Murphy MOVED THE PLANNING COMMISSION DEFER DECISION ON RZ/FDP 2003-SP-021 TO A DATE CERTAIN OF OCTOBER 23, 2003 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Koch and Hall seconded the motion carried unanimously with Commissioner DuBois, Moon, and Smyth absent from the meeting.

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RZ 2003-BR-003 - LANDMARK PROPERTY DEVELOPMENT, L.L.C.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2003-BR-003, SUBJECT TO EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 20, 2003, AND REVISED AS FOLLOWS:

IN PROFFER 9, REVISE THE SECOND TO THE LAST SENTENCE TO READ,
"THE SPECIFIC USE OF THE FUNDS FOR MAKING THE TRAIL HANDICAPPED
ACCESSIBLE WILL BE DETERMINED AFTER A JOINT REVIEW AND SITE VISIT
OF THE LAKE BARTON TRAIL BY THE APPLICANT, THE BURKE CENTER

CONSERVANCY STAFF, A REPRESENTATIVE OF THE LAKESIDE OAKS NEIGHBORHOOD, AND A REPRESENTATIVE FROM THE BRADDOCK DISTRICT SUPERVISOR'S OFFICE."

IN PROFFER 10, ADD LANGUAGE REGARDING MAINTENANCE OF THE RAIN GARDEN IN ACCORDANCE WITH ATTACHMENT A (SPECIFICATIONS FOR MAINTENANCE OF RAIN GARDENS).

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners DuBois, Moon, and Smyth absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE FIVE-ACRE MINIMUM SIZE REQUIREMENT FOR THE R-8 DISTRICT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners DuBois, Moon, and Smyth absent from the meeting.

Commissioner Harsel MOVED THAT THE SITE PLAN BE RETURNED TO THE PLANNING COMMISSION FOR REVIEW PRIOR TO APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.

Commissioners Alcorn and Byers seconded the motion which carried unanimously with Commissioners DuBois, Moon, and Smyth absent from the meeting.

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The meeting was adjourned at 9:51 p.m.
Peter F. Murphy, Jr., Chairman